THIS INSTRUMENT PREPARED AND RETURN TO
LAW OFFICES OF SWAFFORD & KIRSCH
P. O. BOX 241155
MEMPHIS, TN 38124-1155

BOOK 9873PG493

Tennessee FHA

Name: Andrew L. Talley and Joyce A. Talley
S&K#: 95-0178
FHA #: 483-104676
Loan#: 762985

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 26, 1985, recorded in Book 6616, Page 374, Register's Office of Davidson County, Tennessee, Andrew L. Talley and wife, Joyce A. Talley conveyed to D. Gene Merrill and/or Frederick E. Brooks, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Book 9668, Page 611, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on **JULY 19, 1995** at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Resolution Trust Corporation as Conservator for Standard Federal Savings Association, Transferee of Resolution Trust Corporation as Receiver for Standard Federal Savings Bank, whose address is P. O. Box 9411, Gaithersburg, MD 20898-6011, at and for the sum of $48,917.37, that being the highest and best bid offered; and,

WHEREAS, the said Resolution Trust Corporation as Conservator for Standard Federal Savings Association, Transferee of Resolution Trust Corporation as Receiver for Standard Federal Savings Bank has assigned its interests in the said property to Secretary of Housing and Urban Development, Washington, D.C., his successors and assigns; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Resolution Trust Corporation as Conservator for Standard Federal Savings Association, Transferee of Resolution Trust Corporation as Receiver for Standard Federal Savings Bank, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Housing and Urban Development, Washington, D.C., his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in the City of Nashville, Davidson County, Tennessee being Lot No. 12 on the Map of George Shields East End Subdivision, as of record in Book 57, Page 112, Register's Office for said County.

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P. O. BOX 241155
MEMPHIS, TN 38124-1155

Said Lot No. 12 fronts 50 feet on the westerly margin of Rudolph Avenue and extends back 147.5 feet on the northerly line and 142.5 feet on the southerly line to an alley in the rear.

This legal description is identical with that in Deed recorded in Book 6616, Page 374, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 6616, Page 374, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 6616, Page 371, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matter of record.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Secretary of Housing and Urban Development, Washington, D.C., his successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 19th day of July, 1995, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and year above written.

Notary Public

WENDY G. PEDEN
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENN.
MY COMM. EXP. 3-16-1999

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 600 Rudolph, Nashville, Tennessee 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Housing and Urban Development
Federal Housing Administration
Cumberland Bend Office Center
251 Cumberland Bend Drive
Suite 200
Nashville, Tennessee 37228-1803
ATTENTION: Single Family Property Disposition Branch

S & K File #95-0178
Map & Parcel - 83 6 335

95 11/30 0101 03CHECK 8.00

95 NOV 30 PM 1:47
DAVIDSON COUNTY, TN.

IDENTIFICATION

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